

GOVERNMENT OF ANDHRA PRADESH

A B S T R A C T

MA&UD Dept. – Guntakal Municipality – Change of Land use from Public and Semi Public use zone to Residential use zone in Sy.No.304/B2 situated at Thimmancherla (V), Guntakal to an extent of 5592.63 sq.mts. and realignment of 40'-0" Master Plan road along site boundary - applied by Smt. N. Manjulatha, and others – Draft Variation Confirmation – Orders – Issued

MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H1) DEPARTMENT

G.O.Ms.No.47

Dated:13.03.2015

Read the following:-

1. From the DTCP, AP, Hyd., Lr.Roc.No.5681 /2013/A, Dt:22.04.2014.
2. Government Memo.No.31738/H1/2011, MA&UD (H1) Department, Dated: 08.05.2012 & 13.07.2012.
3. Govt. Memo No.11411/I2/2012, MA&UD (I2) Dept, Dt: 30.06.2012.
4. Govt. Memo No.8606/H1/2014, MA&UD(H1) Dept., Dt: 25.08.2014.
5. A.P. Gazette No.338, Part-I, Dated:05.09.2014.
6. From the DTCP, AP, Hyd. Lr.Roc.No.5681/2013/A, Dated: 18.11.2014 & 21.01.2015.

ORDER:

The draft variation to the land envisaged in Guntakal General Town Planning Scheme, issued in reference 4th read above, was published in Extraordinary Andhra Pradesh Gazette No.338, Part-I, Dt:05.09.2014. The Director of Town & Country Planning, Hyderabad in the reference 6th read above has informed that, the Commissioner, Guntakal Municipality has published the draft variation notification in two daily news papers i.e. one in Deccan Chronicle in English version and one in Andhra Jyothi in Telugu Version. Upon publication of notification, no suggestions/objections received from the public and also informed that the applicant has paid an amount of Rs.11,790/- towards conversion charges and Rs.19,580/- towards development charges Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

GIRIDHAR ARAMANE

PRINCIPAL SECRETARY TO GOVERNMENT

To

The Commissioner of Printing, Stationery and Stores Purchase, Hyderabad.

The Director of Town and Country Planning, Andhra Pradesh, Hyderabad.

The Regional Deputy Director of Town Planning, Ananthapur.

The Commissioner, Gunthakal Municipality, Ananthapur.

Copy to:

The individual through the Commissioner,

Gunthakal Municipality, Ananthapur District.

The District Collector Ananthapur District.

Sf/Sc.

// FORWARDED :: BY :: ORDER //

SECTION OFFICER

APPENDIX
NOTIFICATION

The following variation to the Gunthakal General Town Planning Scheme, the Master Plan which was sanctioned in G.O.Ms.No.684 MA., dated 26.12.1986, proposed in exercise of the powers conferred by clause (a) of sub-section (2) of Section 15 of the Andhra Pradesh Town Planning Act, 1920 (Act VII of 1920) is hereby published as required by clause (b) of sub-section (2) of the said section.

PTO

VARIATION

The site in Sy.No.304/B2 situated at Thimmacherla (V) of Gunthakal and the boundaries of which are as shown in the schedule hereunder and which is earmarked for public and semi public use (High school/ Junior College) use and a 40'-0" wide Master Plan road is passing as marked as A-B in the General Town Planning Scheme (Master Plan) of Gunthakal Sanctioned in G.O.Ms.No.684 MA Dt:26.12.1986 is now designated for residential use as marked as P-Q-B-A-R to an extent of 5592.63 Sq.Mts, by variation of change of land use and realignment of 40'-0" Master Plan road along the site boundary as marked B-C and converted into residential use (644.80 Sq.Mts) as the proposed site is surrounded by approved residential layouts on North, South & East sides and the Municipality is not in a position to acquire the site for public purpose as per Govt. Memo No. 31738/H1/2011, dt.08.05.2012 & 13.07.2012 subject to handing over the road portion to Local Body and also based on the Council Resolution No.1090 & 271, dated:11.03.2013 & 07.11.2013 respectively, in the revised part proposed land use map bearing in C.No.5681/2013/A available in the Municipal office of Gunthakal, subject to the following conditions that;

1. The applicant shall obtain prior technical approval from the competent authority before commencement of developmental activity in the site under reference.
2. The applicant shall pay the Development/ Conversion fee to the Municipality.
3. The applicant shall hand over the said realigned 40'-0" wide Master Plan road (B-C) to an extent of 644.00 Sq.Mts and 60.15 Sq.Mts on South side due to widening of existing 33'-0" wide road to 40'-0" wide to the Gunthakal Municipality at free of cost through Registered gift deed.
4. That the title and Urban Land Ceiling / Agricultural land ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporations / Municipalities before issue of building permission / development permission.
5. That the above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P. Agriculture Ceiling Act.
6. The owners / applicants are solely responsible for any misrepresentation with regard to ownership / title, Urban Land Ceiling Clearances etc. The owners / applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
9. Any other conditions as may be imposed by the competent authority.

SCHEDULE OF BOUNDARIES

North	:	Open land in Sy.No.304/B part
East	:	Approved Layout.No.108/87 area
South	:	Existing 33'-0" wide road to be widened to 40'-0"
West	:	Municipal boys high school compound

GIRIDHAR ARAMANE
PRINCIPAL SECRETARY TO GOVERNMENT

SECTION OFFICER